

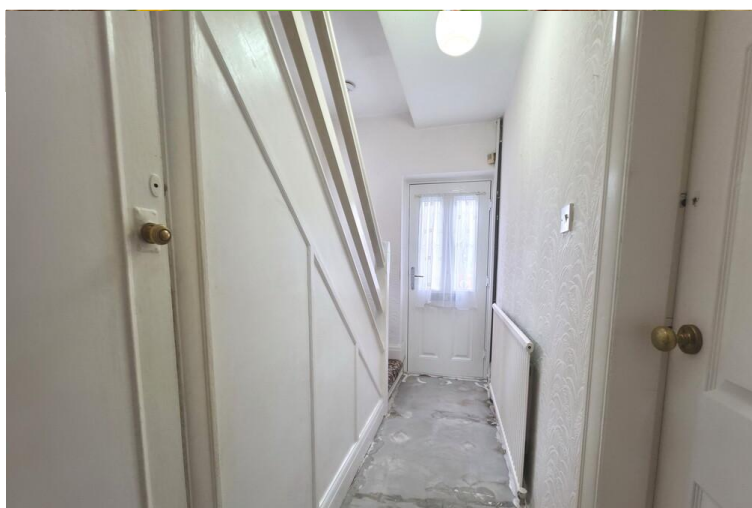


Murhall Street
Burslem, ST6 4BL

- AN END TOWN HOUSE
- WITH NO CHAIN
- REQUIRING REFURBISHMENT
- AMAZING POTENTIAL
- TWO BEDROOMS, TWO RECEPTION ROOMS
- LONG DRIVEWAY & REAR GARDEN
- GARAGE/ WORKSHOP
- QUIET CUL DE SAC LOCATION

£107,500





Property Description

INTRO

An End Town House, with NO CHAIN and incredible potential to make your own after some renovation works! A deceptively spacious home sitting on a quiet tucked away cul de sac location, and comprising; entrance hall, lounge into open plan dining room, kitchen, two good sized bedrooms and family bathroom. An excellent sized driveway, and garage/ workshop, with a good sized rear garden. Nice green outlook to the rear. Cavity wall insulation, gas central heating from a Worcester combi boiler (being serviced in Oct 25) and UPVC double glazing. Nearby to the amenities of Burslem, Westport Lake, and road links across the city and the A500/ M6. Also within close proximity to both popular primary and secondary schools. Excellent value, and not one to gloss over, get in touch today and get your viewing booked ASAP!



DIRECTIONS

Please use postcode ST6 4BL for Sat Nav/ Google Maps. From Westport Road, turn into Hall Street. Turn right into Murhall Street, where the property can be found on the left hand side as identified by our For Sale sign.

ACCOMMODATION

HALL

Composite front entrance door. Radiator. Useful understairs storage cupboard, also having smart meters fitted.

LOUNGE

11' 8" x 10' 8" (3.56m x 3.25m)

Bay window to the front, radiator. Gas fire with surround. Coving to the ceiling. Opens to:

DINING ROOM

10' 8" x 10' 0" (3.25m x 3.05m)

Window to the rear, radiator. Coving to the ceiling.

KITCHEN

16' 6" x 8' 0" (5.03m x 2.44m)

Base and wall mounted cupboard units with worksurfaces over. Two windows to the side and the rear. Single drainer sink unit. Space for a tall standing fridge freezer. Gas supply for cooker/oven. Space and plumbing for a washing machine. Wall mounted Worcester gas combi boiler, being last serviced in October 2025. Composite side entrance door. Radiator.

FIRST FLOOR LANDING

Access to the loft via pull down ladder, with the loft being fully insulated. Window to the side.

BEDROOM ONE

15' 7" x 9' 10" (4.75m x 3m)

Window to the front, radiator. Fitted wardrobes. Useful storage area behind wardrobes on other side, as pictured.

BEDROOM TWO

10' 0" x 9' 1" (3.05m x 2.77m)

Window to the rear with nice outlook, radiator. Fitted wardrobes.

BATHROOM

6' 11" x 6' 0" (2.11m x 1.83m)

A panelled bath, and mains pressured shower over. Low level W.C. Wash hand basin. Radiator. Frosted window to the rear. Tiled walls. Useful in-built store cupboard.





EXTERNALLY

FRONT & DRIVEWAY

A wrought iron gate provides access to the long paved driveway leading alongside the house. Landscaped front garden area, also has the potential to be opened up for further parking if required.

GARAGE/ WORKSHOP

The roof is made of asbestos construction.

REAR GARDEN

A landscaped good sized rear garden with great potential. Paving areas and laid to lawn garden. Fencing to both sides and the rear.

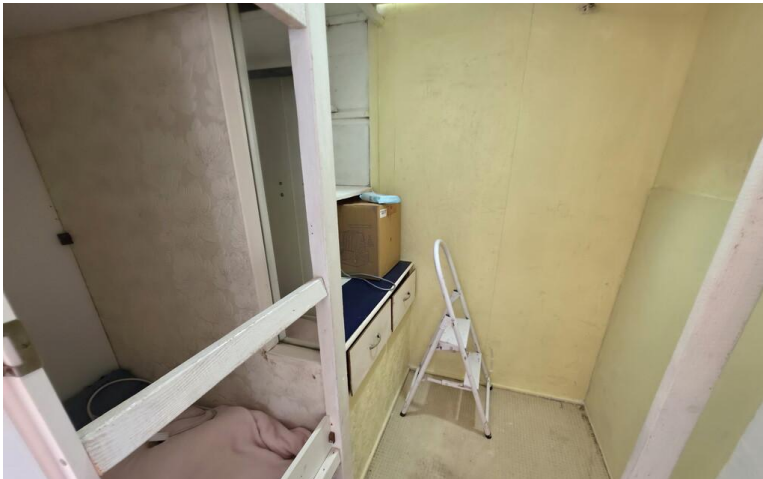


SCHOOL STREET ZONE

The property is in close proximity to both primary and secondary schools. (There is a primary school at the end of the street) Murhall Street is a designated school street zone which only allows residents access during school drop off and pick up times, and there is a Co-op academy High School at the end of Westport Road which is within walking distance.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk



FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.



Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.



VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

LOCAL AUTHORITY

Stoke on Trent City Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: Potential: (TO FOLLOW)





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements